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TOWN OF NEWINGTON

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OFFICE OF ZONING ENFORCEMENT

GUIDE TO RESIDENTAL ACCESSORY STRUCTURES IN NEWINGTON

Accessory Buildings in the Town of Newington can be defined as but are not limited to; detached garages, sheds, screen houses, pools, or detached (free standing) decks. Section 4.5 of the Newington Zoning Regulations explains the yard requirements for these structures as follows.

All Accessory buildings in the Town of Newington must follow the requirements outlined in the table below unless they meet ALL of the requirements below. If they do not meet all the requirements stated, they must follow the table from Section 4.5.

1. The structure is in the rear half of the yard
2. The structure is less than 15' in maximum height
3. The structure is behind the principle (main) building.

***See diagram 2**

If your proposed project meets all the criteria listed above, the side and rear yard setbacks may be reduced to 5FT. As stated above, if it does not- it must comply with Section 4.5 (Table A) below. ***See diagram 1**

Any and all of the proposed work described herein requires a Building and/or Zoning permit from the Planning and Building Office at Town Hall. The requirements listed above pertain only to the Zoning Regulations. The State of CT Building Code, FEMA Floodplain Regulations and Newington Inland Wetland and Watercourses Regulations may also apply to your project. For more information, please contact the Planning and Building Office at 860-665-8580.

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SECTION 4.5

TABLE A: SCHEDULE OF HEIGHT, AREA AND YARD REQUIREMENTS RESIDENTIAL USES (Effective 12-01-01)						
ZONE	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE	MINIMUM FRONT YARD	MINIMUM SIDE YARD	MINIMUM REAR YARD	MAXIMUM HEIGHT ⁴
R-20	20,000 S.F.	100'	35'	10'	35'	2-1/2 STORIES/35'
R-12	12,000 S.F.	80'	35'	10'	30'	2-1/2 STORIES/35'
R-7:	12,000 S.F.	80'	35'	10'	30'	2-1/2 STORIES/35'
ONE- FAMILY	12,000 S.F.	80'	35'	10'	30'	2-1/2 STORIES/35'
TWO-FAMILY	6,000 S.F. PER UNIT ¹	40' garage in front or under; 45' no garage on side	35'	7'	30'	2-1/2 STORIES/35'
PATIO HOUSES ³	6,000 PER UNIT ²	60'	25'	5' ONE SIDE 10' OTHER SIDE; SPACING NO CLOSER THAN 15'	30'	2-1/2 STORIES/35'
DUPLEX HOUSES ³	4500 PER UNIT ²	40'	25'	10'	30'	2-1/2 STORIES/35'
TOWN HOUSES ³	4500 Per Unit ²	20'	25'/GARAGE 35'/NO GARAGE	0'/EXCEPT 6' AT END OF UNIT	30'	2-1/2 STORIES/35'

ASSESSORY BUILDING IN RESIDENTIAL ZONE: [A] Shall not exceed. 15' maximum height; [B] and shall be in the rear half of lot and behind the principal structure; and [C] at least 5' minimum distance from lot line. (Effective 12-01-01)

1. R-7 Zone: Two-family dwelling existing prior to 2/25/74 shall have at least 3,000 square feet per unit and at least 20 feet of frontage.
2. Minimum square feet of land area that is required to be designated for each dwelling type.
3. By Special Exception only in R-7 and R-12 Zones.
4. Maximum height 35' as defined in Section 9
5. R-D ZONE: same requirements as for R-12 and Section 3.7

Note: Structures such as but not limited to bow houses, fabric shelters, canopies or tent type shelters supported by metal, wood or plastic framing are NOT permitted in Newington.

Diagram 1:

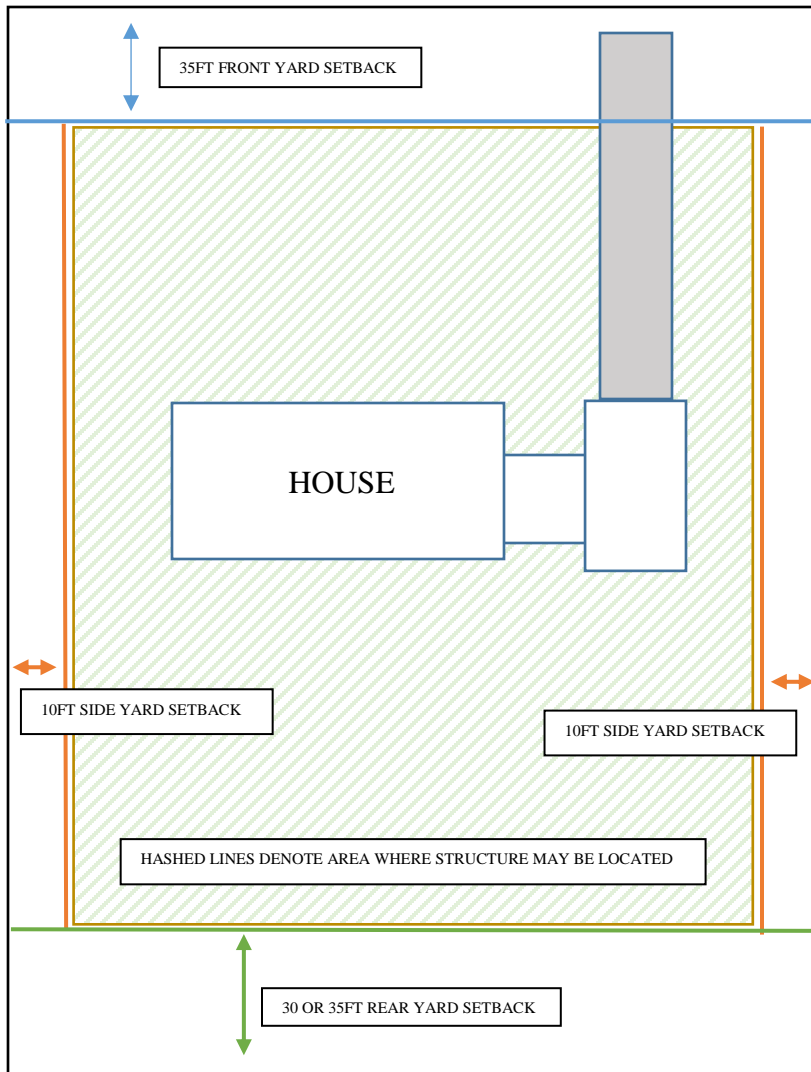


Diagram 2:

